

MINUTES OF MEETING
DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Double Branch Community Development District was held Monday, April 12, 2021 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Chad Davis	Vice Chairman (by phone)
Scott Thomas	Supervisor (by phone)
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Marilee Giles	GMS
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Rose Cantwell, 1727 Canopy Oaks Drive stated I'm here for two reasons. First of all, I'd like to take my hat off to VerdeGo. They're going a great job as far as I'm concerned. The planting and trimming look great, and workers are super courteous. When I'm walking, they will stop, they will let me walk by and they will start again. My second comment is not as positive. Who in the world chose this garbage company? Advanced Disposal is the worst garbage company I have ever used, and I've used them before.

Mr. Perry stated the garbage company is not a District contractor.

Ms. Nelsen stated Clay County sadly chose them.

Ms. Rose Cantwell asked so I have to call Clay County and complain?

Ms. Nelsen responded yes ma'am.

Ms. Rose Cantwell asked will our leaves ever get picked up?

Ms. Nelsen stated I know. They did put something out on Facebook saying they were short people and behind.

Ms. Rose Cantwell stated we're paying them a lot of money.

Ms. Nelsen stated we agree. We're all in the same boat.

Mr. Horton stated about six months ago they got bought out by Waste Management.

Ms. Cantwell stated it's awful.

Mr. Horton stated I know. I put a bunch of stuff out there from cuttings and stuff and it's still there two weeks later.

Ms. Cantwell stated it's going on the third week now that they haven't picked up.

Ms. Nelsen stated I do have the phone number for you if you'd like that. Ms. Nelsen provided Ms. Cantwell with the phone numbers for Advanced Disposal and Clay County.

Mr. Soriano stated when you get through to them, there is a specific person that handles that contract.

Ms. Cantwell stated I tried for an entire day to call Advanced Disposal.

Mr. Lanier stated I would also contact Wayne Bolla. He's our County Commissioner.

Mr. Soriano stated or besides the County Commissioner you could speak to the City Manager. That's part of his job is to oversee those contracts and he reports in a County Commissioner's meeting, which you can show up to. I've heard people show up over the last couple of years and complain about Advanced Disposal in those meetings. It happened in Jacksonville a lot too. We do not have anything to do with choice of contract.

Ms. Cantwell stated I have no complaints with you then.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the March 8, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated you are 97% collected on the assessment roll. The check register total is incorrect. There's a check for \$27,890, which has been voided. That was the check related to the paving. It was originally cut but not given to the vendor. That vendor is not doing the work. The total is \$644,073.24. Out of that, \$600,000 was transferred to the State Board of Administration for the reserves and that's why the amount is so high.

Mr. Horton asked what about the other check that was voided for \$2,900?

Ms. Nelsen stated the Lake Doctors check.

Mr. Horton stated I've got a copy here that says do not use, for carp stocking.

Mr. Soriano responded we've received our stocking. It could have been an issue where the check goes out and it's lost and we stop or void so we can look at that one and let you know what it is, but we don't have any issues with Lake Doctors. They've done everything they're supposed to do, so they should get paid for that.

Mr. Horton stated it has it on here twice. It was probably lost or something.

Mr. Soriano stated yes but let me check if that is what it is.

Mr. Perry stated yes, I don't have the documentation of that one so we will double check but more than likely, as Jay said it was a duplicate.

On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor the Consent Agenda was approved.

FOURTH ORDER OF BUSINESS

Review of District Policies

Mr. Soriano presented the Board with a handout and stated, these proposed policy changes are some of the things that have been issues. Over the last two years we really didn't address much at all. Our policy meeting last year was one of the canceled ones I believe so last year we didn't have much going on. We haven't changed the policies much for the last 17 summers now. We have done things like change the wording and tighten things up so when people argue, especially when they want to argue semantics or what something means we've done that to allow us to enforce those rules a little better, however we don't typically add new rules. This year, we will be looking to add a couple. At the bottom we're talking about rate increases and there are a couple of things here that will pertain to you. The reason I want to talk about this first is anything else we do on the policies we don't have to finalize tonight. If we are going to do anything with rate increases, we do have to do it at a publicly noticed public hearing that would be two months out so we can bring this back if we want to change the wording or add anything in. I'm taking notes and I took notes from your sister district of what they would like, and I'll add that to yours and I'll bring that back next month and then we can finalize it with the rate hearing. The first rate-related item is the club room. We talked about this a couple of years ago and we didn't address it last year. It does seem a little odd. We're not

even renting it out right now and I'll get to that in my report, but we did talk about increasing that room. Last year one of the things I was able to do was install new fencing out there around the veranda that's on the front. That had always been open to the pool, so nobody used it because of the way it's raised up on a deck and it's not even an area you go into, however we didn't allow people to use it for the room because we didn't want them coming in and out of the pool and going through that tile floor and sitting on the furniture. However, I was able to section off that veranda area and now they have their own little area that is completely enclosed so it is part of that rental room now so we will put a couple of tables in there and I was looking to do some kind of shade cover there. We talked about taking that up a couple more. I believe it was five or six years ago we took it up \$50 and that's what I'm looking to do now, just for those weekend prime times, so Friday night, Saturday and Sunday. The rest of the week is mostly sports meetings, we have some of our local groups in there and sometimes we get the small family get togethers but those I'm fine with.

Ms. Nelsen stated I'm good with that. I think it's still fair.

Mr. Soriano stated that would put us at \$250 with that increase for that room. Years ago, I brought you that full study of different rooms available for rent around the area like Eagle Landing and Orange Park Country Club and the rates that were involved with those. Ours were nowhere near any of those, especially for rooms of larger sizes like this so we did that small increase back then. I will bring that back and we will have it in the notice of what those rates are going to be. The other time is the increase for buying District access from the outside. We've had three purchases already in the last couple of weeks, so this is something that we do sell here and there. Some years it's only a couple, one of our higher years was five. This year, especially with 90-degree weather in March and people wanting to get back to hanging out at the pool and having fun I do see us selling a few more of these. I don't want to look at it like this is to deter them, but I do think we need to increase this. It has been the same rate for the last 17 years. Comparatively, we are lower than many other districts and most districts only have one set of amenities. You guys have that reciprocity deal where you buy into one, you get both of them and you guys split that money coming back to you. With the added homes very close to us that could be using this I think we will get more interest in this, so I think it's a good idea to take this up. My suggestion was \$2,200. Middle Village thought that was fine. We could go down, or we could go up. There will be some things we have to do

to prepare for that rate hearing as part of our defense, but I will work with Mike on that so we can get ready.

Mr. Davis stated I'm fine with \$2,200.

Mr. Horton asked is it sort of in line with everybody else or is it a little bit less?

Mr. Soriano responded we're still probably less and I can bring some of those numbers back to you as part of that explanation of why it would be going up. To me, it's putting value on it too a bit. Our own residents pay this, and it really shouldn't be as cheap for everybody else.

Mr. Horton stated I'm okay with the increase.

Ms. Nelsen stated I am too. \$2,200 sounds good.

Mr. Horton asked when would that take effect?

Mr. Perry stated we will have the rate hearing on June 14th and then it will go into effect after that. Keep in mind too, we don't pro-rate any assessments for the non-resident fees so if they bought it June 15th it would only run through September 30th for \$2,200

Mr. Soriano stated we typically don't see that a lot and we do explain that to them so if they start coming in July or August, we explain that to them and they say we will just call you in January or February and that's what I suggest to them. If you have a family, it's still reasonable.

Mr. Soriano continued. Another quick one here, drones on District property. We've had a couple of issues with this over the last couple of years and it is getting worse. Although, this is another one I'm going to have to work with Mike on because there are certain laws we have to worry about in terms of how we can limit them when it comes to air space. I know there are abilities to do certain things like taking off landing on our property but just flying over wouldn't be an issue, but we have gotten a lot more complaints. A couple of years ago I got a complaint from your pool of one hovering over top of the pool and lately I've had a lot from the tennis group out here and I do believe they're actually coming from somebody that lives in the Preserves and they're just flying it recreationally, but I've gotten more complaints from residents so I do think it is something that we probably should address. I don't mind allowing it for pictures, but how it's done we may want to have that rule in there so it's not bothering people and we can address it if it becomes problematic. I just know we have to do it the right way because there are some legal concerns of what we can do when it comes to drones.

Mr. Horton stated I thought there was some kind of rule with drones that you can't fly over populated areas. I've read up on it a little bit, but I don't know what it says exactly.

Mr. Soriano stated I try to stay away from it because one of them is how it's worded when it comes to public and private property so that's where we fall into that.

Mr. Eckert stated I will work with Jay. I've already got somebody working on the parameters of that. I looked at that a couple of months ago for another district so we will pull that research and supplement it based on the issue we have here.

Mr. Soriano stated the next one up is the caregiver. This is actually something for your sister district. We've stayed away from adding policies like this because sometimes it can be used as an end around for things like the nanny pass. They thought about it more tonight and would rather keep it under things like the ADA and allow me to handle them individually and on a case-by-case basis, so they've decided to leave it as is and not add that in. I would think you guys probably wouldn't want to either. I will address it under the operational abilities for what's in the ADA right now.

Mr. Soriano continued. The next three are the big ones that seemed to take up a lot of the last meeting. Let's look at updating the cards for parents. This was a problem that came up a lot last year, although we've have had the problem different years but last year it became more prominent just because of some of the things that happened with us limiting who could come to the pool. We didn't allow guests last year, yet there were people making it in that weren't living here and the only reason I would know is because our high school aged lifeguards knew the families and they would tell me about it. I've seen people do this stuff before. In fact, many of us may have cards that have children on them, and those children have either gotten their own cards or even grown up and moved out of the house and now these parents were bringing other kids in with them and showing the card saying they have two kids or three kids and getting kids in. We did address these when it happened last year, but we did catch it a lot more. When I see people taking advantage of those types of things and they've found a loophole we have to try to find a way to adjust our system or our policy. My system can only handle so much. We had a discussion with your sister district about that. I don't create the software and I don't have the ability to go in and change everything about it. I wish it did everything that I needed and just looking at buying new software is a very large task, however I did tell them if they wanted me to look at it, I can look at something like that. We've had this

software now for 13 years. For you guys that were here early, we had those little laminated cards before that had our names on it and we would just flash them at the door, and this has been a lot of work and I think changing it over would be an even bigger task. Right now, it doesn't allow me to catch certain things like that. If somebody has lived here for five to eight years and they didn't have a child then, but they have a child now and they just don't want to change their card to say one child they argued with us last year because they're bringing in a toddler not listed on their card, but they have a working card and they don't want to be forced to pay for a new one or update their card. This was a way to basically get people to update their cards, so we know who is in the household. We've tried to get adults to get their kids cards whether they're eight, nine or ten years old, whatever. We've given them reasons to get their kids cards and many of them aren't doing that, but then that becomes another problem. What we would see is mom and dad come in with two kids and later I'd see one of the kids come in with their own card so now they have four or five people out there on the deck when the card says there was just two kids. There's always going to be things that people are going to try to get around when it comes to getting in the pool so with this, we've forced them to update their cards. The one thing Middle Village did ask that I will add on there is that if we do get them to update cards, so whether the kids are getting their own card or the kids have grown up and moved out, which we will address in another policy, we will give the parents that free changeover so they're not going to be required to pay for that. I don't see that being a big issue at first. That can add up because we have a lot of households here, but I don't know that it's going to take us over budget right away. If we see that in the future, we can always address that.

Mr. Horton asked if the kids come in to get their own cards can't you bounce that against that address to see what it says on the parent's card?

Mr. Soriano responded not at the desk. We actually have to go into the system and pull up the account, search for that address, pull up mom and dad's account and then see that. That's how we did it when that was occurring last year for me to get proof. This year hopefully that won't occur because we are getting back to guests, but yeah it doesn't happen that easy and that's where they started talking about the software. Each card has its own account.

Mr. Lanier asked tied into that one, would we be able to get an updated software package from the same vendor?

Mr. Soriano responded that software is updated. It's the newest version that I have. There's not really a software company designed for communities to do something like this. It's brought in from something else, so ours specifically is made for large buildings like skyscrapers that have offices on different floors and hundreds of people on each floor, so they have thousands of cards that scan to let them into certain offices or different areas. One of the software programs that I use over at South Village when I was opening that up years ago is actually used out at NAS and that is a more open-source software and it uses a different type of card, but it's still something you scan to get in. It also wasn't designed for a community though. We have changed it to meet what we need here, but that also means it may not do everything we want it to do. We have it set up almost like a warning that these people aren't allowed here so when the kids scan their card, if it's an eight-year-old kid that thing screams at the front desk because it's telling them that person is no longer allowed here. The only reason it's doing that is we have it set up that they can't be there by themselves so whether mom or dad scans their card first it still screams at them because it's their own account. It is good if mom's there and she's got her card, so we have everybody accounted for the software is set up to warn us. I believe it's been about six summers now when we started doing the pin codes. Years ago, you used to get these little plastic cards that did the guest passes. The problem with a plastic card is everybody had to come down to the fitness center, usually around spring break, to pick up the card and it had 12 punches and the lifeguards were supposed to punch. It disappeared, you came back and got a new one, so my kids lose them or somebody steals them or something and they're getting free guest passes, and we bought these new cards every year so I still have green ones that have 2010 on them or red ones that have 2012. We paid for these cards every year and they're only 50 cents or so for custom printing with Oakleaf on them, but we also pay for 7,000 of them each year so it adds up because that's one card for every household and we gave these away for free so that added into our access card budget. We got rid of that by coming up with a different plan and that software. They don't have guest passes in that software, but what they did have was a way to do a ghost account and that ghost account has a pin code attached to it and seven cards, but it comes up just like your account does. It gives me an address and we put that in as Soriano Guest and it has address and my name and it has a little picture of like three houses and that was the guest picture so when they scanned it at the front or punch the pin in at the front that pops up and we know it's a guest and it shows me

their address and who lives there so if I have a problem with that guest I know who I'm looking for. So, we can figure things out with that software and kind of make it what we need, but it doesn't do everything so it's a little hard. To me though, I can get that software to keep track of it, but without that policy in place you still get the people that argue they don't have to do something because it's not the policy. One issue I had with a mother last year that had been here for eight years I had let her go a couple times and I finally told her she has to update her card. She had new kids that were toddler age, but she didn't have anything on her card, and she wants to get in and doesn't want to use a guest pass. I was even going to offer her the free card, so she didn't yell at the front desk anymore because it's the rule. We need something and we don't know who these kids are, and we weren't allowing guests. It makes it easier to tell her, this is what you're supposed to do, if we have that policy.

Mr. Horton asked how much do we pay for the software every year?

Mr. Soriano responded it's not a license agreement for the year. It's ours once we buy it. It's the equipment, servers and things like that, that I have to update. I just did one for just the fitness center and I believe it was only like \$400 and then my time and there are times where I also need our licensed installer. They don't deal with me too much even though I've read the book four or five times and know the software pretty well, but the company will not talk to me at all. It even states in there they won't deal with the end user. They don't like to because if something happens, it's my fault. A lot of the software companies will do that stuff so they want a certified licensed installer, so I still work with Atlantic Securities on limited things and I bring them in for stuff like that.

Mr. Horton asked when people call on the weekends and say they need to update their card, isn't there somebody in the gym over there that can update their card right then?

Mr. Soriano responded there is always somebody there, the problem is we have a lot of people that do that, so we ask for appointments and that has been a complaint when people come up and haven't updated their card, they want to do it right then, but we have appointments with people because we only have one person in that gym.

Mr. Horton asked are they so booked up that they can't take anybody?

Mr. Soriano responded yes; at times they're booked up. They're also dealing with all the fitness center people and people going into play pickle ball, tennis or basketball too. We don't know when we're going to get a rush, so we don't employ multiple people to sit there at

that desk. They can call and if they say we have nobody here right now, come on over, rather than just coming in and demanding they get a card.

Mr. Horton stated I would suggest we stick with the software we've got because it's going to cost a ton of money to change.

Mr. Soriano stated like I said, I can look into it, but I agree. With that, that means I need that policy in place to get around that and let people know they should be updating their card and helping us.

Mr. Horton stated I'm okay with the change.

Mr. Soriano continued. Moving on to the next two items, let's jump over to the dog stuff first. Middle Village did address dogs on property because they have the same rules right now and they have had problems with dogs on their property also. If you look at the back page, this was given to me by one of their supervisors and that one is just a more detailed way to say dogs aren't allowed here and I do kind of like that. It cuts down those arguments of where the dogs can and can't be, so we are going to use that. I would use this as a model for yours because the dog park will be spelled out and we will get into the dog park rules. We're going to make a custom sign to go out front. I think we need to address dogs being on property as far as the multi-use fields and the track. We did have spelled out that they cannot be on the playground and I think that needs to be in there about the mulched area of the playground. I can't stand watching people go out there with their dogs. Even if they're good enough to pick up their poop, that's where my kid is going to be rolling around in a minute, so I prefer they not even be there. We do even have to pay extra for that specialized type of mulch. That is certified playground mulch. Things like the track or the grass, there are a lot of areas out there that we will include as a specified area that they can be. We will get to the dog park next. I had a couple of concerns with this. The first one was addressing whether we keep them off the sports field. I say yes, I think that is very hard but at the same time I think it's something we should put in there in case it becomes problematic. Not that I have to go out there and address everybody during soccer games, because realistically I could do that with soccer or I-9 if they start having problems with people bringing dogs to their games and they're fighting or causing a commotion, they need to be in control of those fields. I don't like the idea because if people are not picking up after their dogs that is extra poop we have and we already have the issue of the geese and duck poop already there. We spend a lot of money trying to keep that grass nice,

but I do understand it's going to be a hard rule to enforce especially with the little lap dogs. I don't mind being lenient. I look at it like if it's not causing a problem and the dogs are in their lap, they're not pooping in their lap. It's more of a problem in the grass. If they're taking care of their dog and it's not a problematic dog, I wouldn't approach them anyway and I don't do that now. It's the problematic issues and that's what I think we need to address. I didn't include the sports field because of that, and I think that's an argument for you guys to have whether we want to keep them off those.

Mr. Lanier stated it's a great place for somebody to bring their dog and exercise with them. It's off the track away from people, especially bigger dogs.

Mr. Davis stated I agree with the kids and the sports aspect of it.

Mr. Soriano stated it's a hard one because if we do it, it puts that rule back in there, which there will be a lot of people that follow that rule but then you have a lot of people that don't and it's going to be extremely hard to enforce. I could leave it to the sports associations.

Mr. Lanier stated that dog has to get off that field somehow and they're probably not going to carry the dog off the field.

Ms. Nelsen stated it really hasn't been a huge issue up until now, right?

Mr. Soriano responded not those type of issues. Well, the poop issue, yes. If I see somebody out there not cleaning up after their dog those are the people we're going to talk to now. The dogs off leash are the people that we're going to talk to now. It really hasn't been an issue with the good dog owners. The problem really became, especially on Facebook, when we had to address one over here and then we also had to talk to a good dog owner because this guy claimed we didn't talk to anybody else, and we singled him out and we were just going around and talking to everybody. We did that with the ID cards also. So, when we went to talk to her, her return was a bit attitude filled and then she got on Facebook. Then she realized when she went to read the policies that it does actually say no dogs. She's lived here for years and she didn't know that. That is not our fault and that was explained to her. That argument did snowball on Facebook. That's really the only reason we're addressing that.

Mr. Lanier stated with that, we're looking at changing the policy to give owners access to bring the dogs.

Mr. Soriano stated yes because of that and that argument that it was us picking and choosing and we have this policy that says they're not allowed out here anyway other than

specified areas and we didn't have any specified areas. Now, we're giving them specified areas.

Mr. Lanier stated so maybe it's we're already looking at enhancing that policy so we can maybe address this later if there is somehow a good enough argument to have dogs on the multiuse fields. We're already opening up the allowance for having the dogs out there, which is probably a good step for most people.

Ms. Nelsen asked can we do fenced in or designated areas of sport courts? Because the soccer fields are lined.

Mr. Soriano responded yes; they are painted. The painted lines aren't always really visible.

Ms. Nelsen stated it gives you some leeway if you need to address it.

Mr. Soriano stated there is that case of, let's say they have a lap dog and they're in the lap the whole time and yes, they walk them across, but they're getting off pretty quickly and like I said, those are not the people I'm worried about. It's the people that lay down and have a picnic and their dog is out there the whole time with the kids and then they're pooping or tearing up the field. There are some areas that are not even lined in, so I would address it that way.

Ms. Nelsen stated we could say dogs are allowed on the track and outside of the track.

Mr. Soriano stated between the sidewalks, all those other grass areas and the track itself, there is a huge amount of area that dogs can be up there. We will bring it back with the changes that we've talked about tonight. Middle Village had a couple and then we have to spell out yours specifically for your facilities compared to theirs. They don't have a big track like yours. The next section down is the dog park rules. I gave you guys samples that I took from other municipalities. Some of them are in park and recreation association recommendations to make sure you have this worded on your signage. I think we will take these dog park rules and stick them into the policies also, however they're going to go on a sign. Some of these are basic rules; the park hours dawn until dusk, which is what the playground is anyway, dogs must be on a leash when entering and exiting, those type of things would be expected and normal on the sign. My concern with some of the other items where I have question marks are big for liability. The first one that we come to is the age of the handlers. This is your child bringing the dog out by themselves. This was different in lots of different cities and it does

create a bit of a liability concern when you talk about my 12-year-old taking my great dane to the dog park and then the great dane gets into a fight with a rottweiler and the 12-year-old gets hurt to. Those are the things we have to be concerned with so many of them were anywhere from 12 to 16 and a lot more of them were at the 16-year-old age.

Mr. Lanier asked is it safer to go with parks and recreation, a government entity and their requirements?

Mr. Eckert responded there's no State statute that says that it shall be a particular age and I would be consistent if you can with the local governments that are around the area. That's the best guideline you can use. The only other thing is if your insurance company said we want you to use a particular age and you didn't object to that, that would be the other place I would look for guidance.

Mr. Lanier stated I'm looking at Sherman Dog Park rules with their age restriction and that is a parks and recreation entity.

Mr. Soriano stated there are a couple in our PA like National Associations for Parks and Recreations or public works in a lot of cities will deal with this because they handle the dog parks, but they're all recommendations. I did not see if there was a minimum age. I doubt there will be. I'm sure it's going to be a recommendation from EGIS, our insurance carrier just to be safe so now that Mike has brought that up, I will probably reach out and make sure that there is not a minimum age. They're generally going to recommend higher but like I said, I have found as low as 12 for the handler. They're not to be in the park, and that's going to be separate rule and that's going to bring up questions too. There are reasons for that also in terms of liability. Then, that's where we get to the next one. There are some that do want little kids in the park at all for safety concerns if something happens with an aggressive dog. Some restricted eight and under and some restricted as much as 12 and under. A lot of them really started around eight or ten. I put down eight and my only reason for that is the concern of the rules that we already have for our playground. They can be at our playground by themselves at eight years old. I don't really want to address other policies we've had in place for years so that's really the only concern I have with that. If EGIS said eight is too young, then I'll come back and tell you guys. Even if they're with mom and dad, they shouldn't be in the fenced area. They may be at the park and then what we have to worry about is somebody saying I'm stuck here with my dog and my seven-year-old is over here. If I have to, we will extend that fence to

the other side and the only thing will be fenced in, not just the animal portion. It's a little more time and money but that way they can feel safer that their kid is stuck in the park too. The next one was different everywhere I looked, but a lot of them have limits on how many dogs for a couple of reasons. It's hard to control too many dogs, but the other reason is when you see six seven or eight dogs with one person, it's usually a dog trainer and many of them have rules against those things just like we have rules against that on our multiuse fields and all of our property. There's no commercial activity and training and it's actually worded on one of those signs there doing the same thing, no obedience training or commercial activity for residents or patrons, which is a little hard. It's going to happen, but if we have the rules in place to limit how it's happening, I think it's better. I saw a dog walking group on the track a couple weekends ago and I could spot out the trainer. I didn't say anything to them because they were all well behaved and were all on a leash. I'm not going to worry about it unless they're causing problems. There's also going to be the normal rules; clean up dog waste immediately, no digging and no aggressive dogs. I may add a section for barking. There was one that had good wording for being courteous to our neighbors. We do have a couple of houses right there so if the dogs are loud the whole time, I don't want to hear a dog barking for an hour right before I'm trying to get the kids to bed or anything. Dogs must be current on vaccines. It's simply a liability issue. Owners that are asked may be required to show proof of vaccines. That would only come up if there is an accident or issue and animal control gets involved because they're going to come to us. I have had a child bit by a dog out on the boardwalk and we had to get somewhat involved. There is the same issue with puppies. Some will go four months, and some will go six months. I just put four months. These are things we can adjust down the road if we see problems. The sign will look similar to what a lot of our signs look like around the property. I will change the wording to match that, and it will probably end up being on two signs because I can only put so much on one sign. I can go ahead and order the signs as long as we're good with all of these rules, but as far as policies, those will come back to you next month.

Ms. Nelsen stated that was a lot of work, so thank you.

Mr. Soriano stated hopefully that will be open this month. We've been dealing with a lot of dog owners down there and they've been asking us about this for the last month. The last one is the tough one and this has come up with other issues in the past, mostly disciplinary

issues that we've had but I can tell you we go through an audit every year and it does take a lot of time because there are over 30,000 cards in the system now. We go through and figure out old cards and stuff that people didn't update us on. Sometimes they move away and sometimes they move into another house and sometimes they just add people, so we get these long lists of people in a household. Some households have a lot of people and that is not unheard of, so we are trying to figure out what we can do to control some of the issues that we see. It's not just from us having to deal with all these people and the paperwork, but when it becomes a disciplinary issue and it's connected to certain things, then I think we should address it and one of those is the adult children in the household. We do have rules right now that deal with those adult children, so we've always had that. The way we looked at it before is as long as they go through those same steps that you and I go through right now to prove residency, then they get a card. Our problem is if they don't update us. If they're owners, we don't have any end dates on those cards so unless we're going through those audits and we specifically look at each household and say hey, they've got three 20-year-olds in their house, do they still live here, then we don't address it. I have caught some in the past usually due to disciplinary issues and when we catch them, we address it but I'm not investigating every one of those units right now. What I would like to do is address it, so we have that ability. What we will look to start doing is that age group, that is the high school, college age group, we will start basically updating them every year. Starting at age 19 the card will turn off and they have to come back and show us their ID. We may do something like an affidavit from mom and dad saying yes, they do still live with us here. It really doesn't do anything unless we have a problem later but it's just to say yes, they do live here even if they go to school during the school year and they still have a current driver's license, so they fall into our rules. What I put there was 24, and that was basically just pulled from dependency age from IRS. There is healthcare you can claim higher, I've heard a couple say 27, but Middle Village thought it was 26. I wanted to grab an age that showed that dependent age. They looked at it and said why don't we just settle at 26 so that's really up to you guys what we want to put out there, but I think there should be a cutoff date. After that, to me we're looking at a whole other family when we have those 30-year-old kids or 40-year-old kids in the house and we have the families, so grandkids are in the house too and we do actually have a lot of these. The way we've looked at it up until this point is they're

doing all the paperwork proving that they live here so we're giving them cards, but I do think we need to address this because we are adding to our population.

Mr. Lanier stated Mike, I know you've been working with the Villages. Do they have something on the far end as far as an age restriction?

Mr. Eckert stated based on my research for the Village District I represent, basically if you live in the house and you can produce your driver's license or prove that you're married to a person that owns the house, then you can get a card. A District that I work with, a lot of the homes are villas so they're really small, so they don't have some of the same issues that you have here with the larger housing but at least when I looked at it, there wasn't anything that they regulated. I think just because they didn't have a need to. The other thing to understand down there is there is 14 or 16 different CDDs. Some of them, the amenities are tied to CDDs and some are not. The one that I work with the amenities are completely available by virtue of your deed and the CDD has nothing to do with amenities at all so what I'm describing is what the developer has in place in terms of getting an access card.

Mr. Lanier asked do we have the legal grounds to cap an age?

Mr. Eckert responded I'm going to be working with Jay over the next 30 days to look at that issue before you adopt this. You also have the issue of a grandparent living in the home.

Mr. Lanier stated right. I just wondered if the Villages had something on the other end of the age spectrum such as nobody under 55, or a child in a sense.

Mr. Eckert stated I'm aware of the issue and I will work with Jay on it before the next meeting.

Mr. Soriano stated so it's really two different things even though it's one policy here and the wording is that first group, those younger adult children come back to us and update us every year and their card stays on if they're doing that. Then we get to that cap off age after that point so that may be addressed depending on what we come up with. Unless there are any thoughts from you guys on any policy adjustments or changes we needed, these were the things that have come up in the last two years.

Mr. Horton stated one minor thing. On the first page right at the top it says there will be no pets except for service animals, etc. and it says no bicycles, skateboards, roller blades, scooters.

Mr. Soriano stated that will be adjusted when I send this back out to you guys because we will split that out as two separate rules. The bicycles, skateboards, scooters or any of that stuff is not going to be with the dogs. The dogs will have their own section. There was discussion on what we do inside that because the bicycles are looked at a little different from some of these motorized vehicles because they're a little more problematic and we're having issues with that. I look at it like the motorized vehicles are definitely a little more unsafe. We could also lump in motorized skateboards, motorized bikes or the golf carts. Those are things we address right away. We don't address the bicycles unless they're problematic. The way it stands right now, there's actually no bikes allowed out there so if we want to separate that out even farther, Middle Village looked at that and pulled out the bicycles as their own. Motorized vehicles are not going to be allowed.

Mr. Horton asked Middle Village is going to allow bicycles?

Mr. Soriano responded yes.

Ms. Nelsen stated they don't really have a track like we do.

Mr. Soriano stated I do see kids ride through this hallway downstairs so I'm going to have wording from that, and we do have signage, but let's say they're out there riding around on that sidewalk or the promenade, the bicycles weren't the issue, it was the motorized vehicles and that's why they're going to separate it out. If you guys want to do it different and say no bikes on the track, that is actually the way it is right now, we've allowed bikes. I look at it like motorized vehicles are the bigger problem. There would still be wording in there that it's a danger, but it's different. If you're zooming through and knocking people off, we're going to come say something to you.

Mr. Horton stated I don't think that's a problem. I'd like to see the bikes broke out and say they're okay.

Ms. Nelsen stated we will just stay consistent with Middle Village. I'm fine with that.

Mr. Horton stated city rules will govern that anyway.

Mr. Soriano stated I will rewrite those policies and bring those back and as far as the rate hearing, we will notice that and that will happen two meetings out and if we want to after looking at these again you guys can approve it with the next meeting or just wait until the rate hearing because we have to do that anyway.

The discussion on District policies ended and Mr. Horton asked to speak to a separate issue.

Mr. Horton stated, Detective Fryer came in a little bit late. If we could just squeeze him in now.

Mr. Fryer stated I was asked to come in to see if you had any specific questions about what we're requesting.

Mr. Horton stated my question is, have you found a building yet?

Mr. Fryer responded I have not. I have put a request in to the school board to see if they could either donate some type of small portable or build us a portable. I'm waiting on a response from that. I haven't found any other interest just yet. I don't want to put something over there that is going to be an eyesore either, so I'm trying to make sure it's the right fit.

Mr. Horton stated I don't know how the Board feels about this. I think we talked about it earlier and I think everybody is in agreement to do that.

Ms. Nelsen asked did you have a suggestion about going to Village Center instead of actually on the property?

Mr. Soriano responded that space is unused, and we have plenty of space there. It is nice if they're up front. I have easier access to electricity and plumbing that way, but we already have issues with parking so that was my concern when we first started this. There's a huge parking lot over there that we don't even use so that was the suggestion. Especially when I was looking at the ugly trailer, but then they told us it's not even theirs so that's not a problem now.

Mr. Lanier asked you're talking about in the back of the Village Center? Along the fence line where those houses are?

Mr. Soriano responded yes. Either along the fence line, or there is an island in front of that and they could be right there. Like I said, depending on what they have I'd have to get to some kind of electric or plumbing. At least over in our area there is not a need for plumbing. It's a little tiny building just to have paperwork or a desk. They don't need a bathroom in it because they can use our bathroom. I will be getting them cards and keys in case they need to get into certain areas. A couple of the beat guys that are out here at night have called and asked if it's okay that they're checking on buildings and that's great as long as they lock up when they leave. It really depends on the building and what's needed, but I had originally thought of

that because then I don't have to take away from the parking lot. We will talk about the parking lot expansion later too, but we already have issues with our parking.

Mr. Lanier stated I'm thinking too with that one, I'm pretty sure there are cars that park there at night that probably shouldn't be there towards the back of that parking lot.

Mr. Soriano stated yes, so either way I could take care of a problem one way or the other. We have space if they have the ability to get something.

Mr. Horton asked would that work for you?

Mr. Fryer responded yes, our original request was mainly because we have that stop station for our nighttime shift, but it was condemned, and they took it away. He's been gracious enough to help us out with access cards so they can at least use the restroom on night shift, which adds additional security to your facilities, but we also are looking for a location or some type of office area and that's the next step.

Mr. Lanier stated thank you for what you do. I think that would be a great idea. We just need to keep it in the confines of the community of how it looks and all that sort of stuff, but I think everybody is on board with it.

Mr. Horton asked have you talked to them about moving it over to the Village Center?

Mr. Fryer responded we're good wherever you all can put us. The dome that they're in goes from Brannan Field all the way over to Chestwick, so they go through this area all night long so wherever you put them would be good for us.

Mr. Horton stated I just thought the closer to our building would be nice. We would only lose five or six parking spots maybe.

Mr. Soriano stated it would depend on the building, but yeah. Then we have those little cutouts that have just the three or four parking spots that are next to the dumpster right now. We're not losing a lot, but it is still losing just it's really just dependent on what's needed.

Mr. Horton stated it seems like it would be really convenient for the public to go and talk to a deputy there.

Mr. Fryer stated I can tell you I just got done working the Clay County fair and they had a storage box, which was set up like an office and it was 8' x 20' so it didn't take up a lot of room and I found that worked perfect so I'm trying to look for something like that.

Mr. Soriano stated your sister district has a couple that we're getting rid of. They're not ready for what you need though.

Ms. Suchsland stated they don't have windows or anything like that.

Mr. Fryer stated we don't need windows. If they're something we can put air in somehow, but we just need a place to stop. It doesn't have to have a restroom since you're giving us restroom access now.

Mr. Soriano stated that would also be dependent too because you guys say it doesn't need all the extras, but if it's going to be front and center it needs to look okay but if we could repurpose something that is out here, that would be great. They would be a little bit of work, but you can do a lot of things with those boxes.

Mr. Lanier stated I love the school board aspect if you could get them to donate something, or even local businesses. Home Depot has some nice sheds out there.

Mr. Soriano stated I did offer them to be able to use some of the rooms and some of the desks. My concern really is we looked at the club room, which is a great space and it's open and right now we're not renting that room out so it's not an issue, but we will get back to that. If they need it and somebody is at a party until 1:00 a.m. it's not available but I have no problem with them being in those spaces if they take care of it and lock up.

Mr. Fryer stated I'll still follow up with the school board. I'm sure they will get back to me. I'll let you know at your next meeting.

Mr. Horton stated I'll make the point again that I think putting it up there where we originally talked about it at the recreation center would be good because again, you get a lot of public interaction. Losing a couple of spaces, I don't think is the end of the world.

Mr. Soriano stated if there's a way, we can get somebody else to help out and there are expenses into building and refurbishing so it looks good, there can also be an expense on putting it on our grass. It doesn't have to take up a parking spot. Those boxes can fit very easily in some of our other areas and then they still have parking spots available for their cars and they can still get to the building.

Mr. Fryer stated if it is something that you're talking about potentially refurbishing, that may be something I can get the school involved in because they have the carpentry program there.

Mr. Soriano stated we can continue to look at that, but if there are expenses that are going to be involved then I don't think we're limited to just the parking spaces either. So we

could put it under the magnolias next to the storage area that's right up by the front of the parking lot. You could put a big sign up that the CCSO guys are there.

Mr. Horton stated I just think it would be a good thing to have them there for the public on occasions that people have questions and things like that. To me it's a win-win and the closer we can get you all in there I think the better off we would be. If you come up with something, you know when we're going to be here, or you can email me and I'll let you know when our next meeting is.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the Governor did sign the COVID immunity bill, so in the event the District were sued for some sort of alleged COVID exposure that happened on District property, there is a one-year statute of limitations. The bill also has retroactive provisions in it as well, which provides further protection. In addition, the burden of proof in such case is extremely high. We're monitoring that, but it's already been approved so if you see it in the news, we expect that will help mitigate some of the risk that the District has, but I'm not aware of any claims that have been lodged, even informally against the District but it's something to keep in mind. The ethics training is still out there and hasn't been approved yet so we will have to wait and see how that shakes out between now and the end of session, which is the end of this month.

Ms. Nelsen stated I did read the ethics training when it was continuing education and not necessarily the hourly course.

Mr. Eckert stated four hours is what they were looking at per year, which is a lot and so originally way back when we provided input, it was four years per term and then it didn't make it into the final bill for CDD board members. It is mandatory for City and County officials. We will have to wait and see. There wasn't a companion yet, but that doesn't mean that it doesn't get tacked on to some other bill before the legislative session ends.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Perry stated the budget will be presented to you at the June 14th meeting so we will see where we fall at that time.

D. Operations Manager - Memorandum

Mr. Soriano stated I would like to go over a couple of the items we have been through this last month. Spring Break went well and there are no issues to report there. More of our issues came after Spring Break with 90-degree weather in March. People were coming out and they weren't happy pools were closed. That has happened in years past. We get one good day on a Saturday, whether it's March or April, even February at times and people come out and say how come you don't have lifeguards or why aren't you open, things like that. But we are back to open schedules now, so they are weekends, and we opened this last weekend but the weather wasn't as great so we didn't have as many visitors out. We are onto that schedule until May and then we do the alternating schedule while kids are still in school, that way there is always a facility open each day of the week. You guys are open one day and the next day Middle Village opens, and it goes back and forth. On Friday, Saturday and Sunday both are open. Memorial Day we open full blast for the summer. We did have our virtual fun run, the Easter egg hunt so if any of you guys got to see the Easter eggs up in the trees around the neighborhood, that was part of the run. We did have quite a few families take part in that. If you saw the email, those were some of our winners. That ended on Easter Sunday but they had until Monday to get me pictures and then we posted that with the email blast to remind everybody we had a movie out at the fields with the food trucks, which was packed for the food trucks and then we had about 20 families out on blankets for the movies so it worked out really well. The food trucks ended up leaving probably about halfway through the movie. The last few movies they've waited pretty much all night, but they were sold out. It was good weather, soccer had games going on that Friday and we had the movie after so there were a lot of people there. We also had our vendor fair. I wasn't here for that; that is a resident that runs that, and she didn't report any issues other than having to get a couple of cars there that were there overnight, but we've addressed that before even back when the expo was here. She will be going back to your sister district here. She uses this parking lot for the Thanksgiving event.

Moving on, I want to talk about whether we open the room or not. Every month I say we will bring it back and we are getting more and more questions for rental of that room. The weather is nicer, and people are getting back to what they think is normal, especially with vaccines building up and things like that. The baseball stadium opened up here.

Mr. Horton stated looking at the charts, Florida is one of the worst states right now, so we're not normal yet.

Mr. Soriano stated I agree, but it still gets asked.

Ms. Nelsen stated they're also looking at numbers and not percentage of population so of course their numbers are going to be higher because our population is higher.

Mr. Soriano stated I am planning on low numbers, whether we open it or not for even this next year. We put in the budget a little offsetting revenue for rentals, whether it's this side for your sister district for this big room where they actually make some good money or your side where you only make a little bit. It's still not a lot, but I do plan on that offsetting revenue. In the meantime, we are getting a lot of questions. We've talked about rentals for the patio and we started renting that out and we did have some this last weekend, but we're getting specific questions about that room.

Ms. Nelsen asked are they renting over here?

Mr. Soriano responded they are. This one has been open for the last three months. The only thing they do have here is 50% capacity and they pay the same rate.

Mr. Lanier stated school is getting out and there is probably going to be some higher interest with some graduation parties tied into the birthday parties. How big has the interest been?

Mr. Soriano responded we've actually gotten a lot for things like that. We have directed them to this side, however there is that first reaction of them not wanting anything to pay for anything that big, they're wanting a small get together with their family and they live on that side. Even when I explain it to them some of them are understanding, but they still want the room. We are getting a lot more questions. I don't think we need the revenue, but I do come back to you every month on it.

Mr. Lanier stated the residents are starting to expect it more. They understand it and they understand the policy. The Florida government seems to understand what's going on with it as well.

Mr. Soriano stated I think that protection is what a lot of businesses have been waiting on.

Mr. Lanier motioned to open the clubroom for rentals in May.
Ms. Nelsen seconded the motion.

Mr. Perry asked for clarification, do you want to open it on May 1st?

Mr. Lanier responded yes and that's with a caveat of 50% capacity.

Mr. Soriano stated we can do the same thing there. That would probably limit a few, but same as over here we've explained the reason why that this is the only way we can open it and feel comfortable and those that want it will agree to it. There are many other businesses that are open and renting and many of them still have those capacity issues, even though we are allowed to go 100%. I'm good with limiting it.

Mr. Thomas stated I'm okay with the patio rentals right now, but I don't see why we can't move back to the room rentals until June if we are talking about graduation parties. School is not even out until June.

Ms. Nelsen stated he has done that and just for clarification, Clay's seniors graduate May 28th, even though school is not out until the 3rd.

Mr. Soriano stated yes, we've already started talking about staffing because that night is always tough.

Mr. Thomas asked what is the 50% capacity?

Ms. Nelsen responded we think it's 50, so that would mean 25 people now.

Mr. Thomas stated as long as it's capped at 50%, my vote would be yes.

On voice vote with all but Mr. Horton in favor, allowing rentals of the club room beginning May 1st with a 50% capacity limit was approved 4-1.

Mr. Soriano stated then also with that, I have looked at purchasing more of the battery-operated fogging guns. They are very easy for our staff that are using them in the fitness center. They get filled with virucide and is hospital cleaning caliber. You see all these companies doing the certified SARS-COV-2 cleaning and that's what this virucide is made for. There are a lot of them on the CDC list, but we have one that we bought boxes of and then they go in

these little battery-operated guns and they take them around and spray them everywhere and this stuff is electrically charged to coat everything. The fitness center has been using them since this started. These were really expensive when we first bought them and now a lot of companies make them. The ones I bought originally were almost \$1,000 a gun, to a couple hundred bucks and you can get them at any Home Depot, and they are the same style. I figured I would buy one for the staff that does this room before and after parties and the same thing would go on over there for that room and they wouldn't have to carry it back and forth to the fitness center.

Mr. Soriano continued. I wanted to update you guys on some of the work we've already been doing. Our nature walk bridge did come in shortly after our last meeting. We have not started putting it up because we want to get the area sprayed so we're not getting attacked by bees out there. We have already started figuring out how we're going to put it up. We're going to put scaffolding up in there. We can't do anything to attach to the concrete but the water is not very deep so we will be able to get down there and suspend that bridge while we work on it. We will hopefully start that over this next month. We've had problems out there and I've had to kick out lots of cars and trucks. Now, if you go down there for a walk you'll see we have graffiti on that outfall now. When we open things up, that is what is going to happen. We're going to try to limit that. We talked about putting bollards at the bridge. I may actually put some farther down now and we may extend the one split rail fence that is already up on the corner by the little pond farther down so people can't get into that area. I may even stick some out onto the trail areas that are coming off of that walkway because more and more people are going into that nice pine tree wooded area. We have some kids back there that figured out that is the perfect spot to play paint ball and they were setting up obstacle courses. I know they're still going to get back there, but my concern is that they clean up.

The dog park will hopefully be done soon as I said. One of the last things I was waiting on was not just the signs with our rules, but the gates and fences. They were fabricated by someone else so I'm waiting for that at the gazebo to go up and that will be it for making it operational. There is a lot of nice trim work and a flat rail on top that I would like to put out there, but we can actually open the dog park the way it is now, and I can always shut off one side on the days we do the trim work. I would like to open up that park as soon as we get our signage in and those gates up.

The parking lot expansion is part of that check that was referenced earlier. A couple of weeks ago we did get a check from the asphalt guy returned to us with a short note saying he could not complete the job, so I had a conversation with him. He lost his grader, and this is not a job that is easy to fill, it's more specialized and his concern is he's not doing any larger installs because he can't guarantee drainage and he doesn't want to flood off anywhere. He is also very busy with smaller jobs and things like seal coating, which he makes a lot more money off of, kind of like what we did with the track, so he wasn't in a big hurry to fill that spot anyway. I've had to start back over with a couple of our contractors. The biggest issue is going back in line and waiting those months. The money is there from where he returned it to us. Whether we have to take a little increase from the original quotes they did for us this last year, but I've already talked to Duval and they weren't too concerned with raising the price. The general contractor that I was dealing with before hasn't returned my call yet so I don't know if he's looking at increasing or if he can even do it. I do have another route that I am trying. There is a subcontractor that I've been connected with that does work with other companies like Duval and they just do the grading so I've reached out to TDK and said if I can coordinate a grader for you, can you still do the asphalt work and he agreed to it, so if that happens then we would still be able to get everything done. I never know, it may work out for the best because now I'm handling it and I'll know exact cost of the rock and the grading work that is being done to prep the sight before he even comes in and does the asphalt. It's just adding time to it though. Last month's meeting, Middle Village did ask me about getting quotes for them to expand this parking lot so they're looking for back there at the softball field area and taking out a small strip of gas that is in front of the fields to add a row of cars so if that entices these guys to get on board, then Middle Village may need to help out with their expenses to get your work done.

The other item is the security work. I have narrowed down our proposals to two companies that I consider responsive. I've reached out to 11 companies all together. There were some that didn't respond at all and there were some that just gave generic pricing but didn't show up to do walk throughs or anything. There was one that even didn't show up at all after I scheduled a walk through and didn't call to tell me what happened so these were the two that I consider responsive. One company was called S3, and the other company is called Viewpoint and they are a smaller group, but they do have some local contracts. Middle Village

uses them, and Grey Hawk has a contract with them also now. This is a different job all together for them, but they are local so even though they're smaller than S3 I did look at them for that reason. The two of them are a little different in pricing. Viewpoint did give us a decent rate at \$22.60 an hour for their services. It's still much higher than our average \$13 that we pay now. S3 was \$23 an hour for you. It was a little odd. They were \$27.50 for Middle Village. It is a bigger property and that was part of their justification. Just because it's a larger property, I don't know if they thought I was looking for so many times around in an hour and their guys are just walking more and doing more because they did ask about using a golf cart. Which, I told them I don't have anything expect the trash golf carts right now and I don't think they want to be riding in that. We could always look at getting our own golf cart. They did give pricing if they provide the golf cart, which was much higher. Basically, they would use that contract to purchase an asset. Lots of companies do that stuff so that was in there, but I don't think they understand I just want them here for so many hours a night, not how many times they make it through, so I don't really understand the difference in pricing but I'm looking at the average of \$23. Still, that takes us up a good amount. What I did was had them look at the hours we do now and the services as far as them walking the track, checking on the fitness center, working with our off-duty guys and checking in with them and comparing that so I can get that cost breakdown to compare to what we do now. But then, I also asked them to look at that service and tell me what they think is truly needed and then we can adjust from there so if they're much more professional and do a better job of communicating with the residents and handling some of these issues, I don't think we need them as many hours. It's not that I want to cut them out right away, but if there is lots of waste that they see and they agree to it, I think it should be cut back a little bit and that may help offset the fact that they're much more expensive than what we do right now. With that being said, I would like to take those two and go a little farther with them whether we bring them in for a quick presentation and you guys could ask questions, or it's just breaking down the two of them and kind of negotiating who gives us a better service for those rates and then I bring it back to you, but I also want to ask for direction or permission here to go ahead and give notice to our current provider that we will no longer be using them. I will give them until the end of the month.

Mr. Horton asked what's our yearly cost with the current company?

Mr. Soriano responded with that average \$13 an hour we pay I believe approximately \$4,200 every month to them. We do have a budget line for our security, but added in to that is our off-duty officer's cost. I would actually look at times of cutting back on our security and almost during the summer maybe asking for extra shifts with the off-duty guys. Security can only do so much and they still have to call our off-duty guys. Our off-duty guys come in later in the day but we know there are lots of days in the middle of the summer where there are problematic times and I can always call them to get a shift added. As long as there is somebody there set up in our system ready that is ready to work for us and they have that free time I will look to give them more time for those hours that are needed. It doesn't make it easy to work with the budget because the budget contains both of them.

Mr. Perry stated the total for this district is about \$95,000 a year between Clay County and the contract and your sister district is about \$120,000 I believe.

Mr. Horton stated it looks like we would be paying roughly \$50,000 more a year with this different company.

Mr. Perry stated probably not that much.

Mr. Horton stated to me, if you get a real guard that goes up there and does his thing and communicates properly the rules and we enforce that, it would be worth it. You're right, we may be able to pull the hours back.

Mr. Soriano stated it would probably be just under \$40,000 by your estimation because we go from that \$4,200 a month to \$7,430 on the high end.

Ms. Nelsen stated I agree with Tom, if we have effective people.

Mr. Soriano stated I know it sounds like a lot when we add that almost \$4,000 extra every month, but right now I end up dealing with a lot of the resident issues because we're not getting that from our security company, and I get staff concerns about whether they actually feel safe during certain situations.

Mr. Thomas stated I'm going to urge the Board to have us change our security company from what I've witnessed over the past three weeks taking my daughter to tennis and seeing the current security company sitting in their cars when I drop my daughter off and pick her up an hour and a half later. They are not patrolling the property and I don't care how cheap it is, you get what you pay for. We knew we were going to have to spend a little bit more money. We have to get a better-quality product for our residents.

Mr. Soriano stated and really quick, just to point out I did mention this to your sister district, I'm going to be battling with them a little bit paying for this last month because I have constant issues with not just something like that, but there's been times where we've had a situation and I can't find a guard at all. We do pay a flat rate but that is still an expectation that the guard is here and I'll find out guards are late showing up, or they've left early or some nights were not even here so I'm going to be going through everything with them for the last month's work with a fine tooth comb to say unless you can prove to me that this guy was here, I didn't see anybody and staff didn't see anybody so we're not paying for that. Both districts are the same way. I've seen less of an issue at your district, but this side we've heard that quite a bit and we've gone back and forth with their management company and they promised me people would be out here and it just doesn't happen.

Ms. Nelsen stated we agree with you, Scott.

Mr. Thomas asked do we need to vote to go ahead and tell our current company we will be terminating the contract?

Ms. Nelsen responded no, Jay has already asked for directive to go ahead and give them notice so I think we just need Board directive and then he's going to fine tune the other two bidders to see what he can come up with.

Mr. Lanier stated my only concern is timing-wise when can this realistically be narrowed down to one company?

Mr. Soriano responded it depends. If you want to bring them in here, it would be after the next meeting, so I have a concern that I'm going to be relying for a couple weeks strongly on our off-duty officers and not our security. They will be able to start pretty quickly and are ready. In fact, S3 were one of the first to go through this walk-through and asked if they can talk to you guys and I asked them to hold off until we got to this point. If we don't want to bring them in, we can say I can deal with it.

Mr. Lanier stated that's what I'm asking about. If we give the current company notice now, is it too soon if we don't have another entity picked?

Mr. Soriano responded last month I would've felt that way but like I said, I've had so many days where they're not even onsite that I don't think it makes a difference. I would almost rather not pay for them and rely heavier on our off-duty officers and staff continue to do

what they're doing right now so we can cut short the other one and then I can get these guys in. It also forces us to go ahead and make that decision.

Mr. Lanier stated by direction I'd like to give it to Jay.

Ms. Nelsen stated I whole heartedly trust you. That's who you're going to be dealing with.

Mr. Horton stated I feel the same way. I think we need to stress to them, what we're really looking for here is somebody to enforce the rules and no playing around.

Mr. Soriano stated that was part of the conversation too, because it is going to invite complaints at the beginning because you see these guys that are out here now and even though I've defended them at times because they are those low paid guys, a lot of times they're not going out and dealing with the conflict. They're not trained well enough a lot of times. However, these guys will. They're more professional in dealing with that. That also means some of these residents are going to be upset because they're going to say they've never been told to follow the rules. The security companies said they understood it was going to happen and they would work with me more and would be there for those questions.

Mr. Horton what I would suggest is if you're worried about when they start and when they quit, if we've got somebody in the gym at 5:00 in the morning and 10:00 at night, that part is definitely covered. Whoever is in the gym can text you.

Mr. Soriano stated that's what I get mostly is that staff person there will tell me they don't see them, but they're also not going out looking because they can't leave that building when it's busy, but if you haven't seen them once in the night and those people are supposed to be walking.

MS. Nelsen stated I think he's saying to have them sign in at the gym.

Mr. Soriano stated we are. They will do that and also under this new direction with the Sheriff's office, a lot of our off-duty officers are brand new, and a lot of our guys have been changed or promoted so they don't have enough time to do some of these extra hours that they've been doing here. With that, they've asked us to give them a detailed log of what they're supposed to be doing. I don't like telling an officer what to do.

Mr. Horton stated we're paying for them and we need to tell them what we expect of them. We're not telling them what to do, just what we expect from them and if they have a problem with that they can mention it.

Mr. Soriano stated we've always looked at it like we don't get them involved in policy, but they can do things like go around and check IDs for us as an agent of ours. I've never really asked them to do that so there are some things that I will start to ask them specifically to do but I try not to get that detailed.

Mr. Horton stated things like walk around the track at night after it gets dark and make sure there's nobody lingering around when they shouldn't be. They probably don't know that even now.

Mr. Soriano stated some of ours that have been here for years were awesome. I didn't have to tell them anything, but then we did have to start changing over guys, especially with the last Sheriff, but this is a little new, but it's really just from people moving up, which is a good thing. I have these new young guys and that makes it easier for me. They will actually be logging in and doing a timesheet for us. This was never done before because they already have their stuff, they do with the Sheriff's office, but they will be doing it with us the same way. There are lots of times that person at the fitness center doesn't see the security guard and then they look for the off-duty officer and they don't find them either and that makes it a little hard and has caused more issues with the Sheriff's office because they want to make sure they know where they're at so they've asked for these things. That should be something that will help. That security guards should be looking to check in with that off-duty officer and the off-duty officer should be looking to check in with the security guard every night that they're here.

Mr. Perry asked can we just take a break and go to where we want to go with this, which I think is a motion to allow Jay to negotiate with those two providers and we will bring back the contract at the next meeting, have them here and then we can just move forward.

Ms. Nelsen motioned to authorize Mr. Soriano to select the security services contractor and negotiate the contract terms.

Mr. Lanier asked when is the next meeting?

Mr. Perry responded May 10th.

Mr. Lanier stated my only concern is that 10 days.

Mr. Perry stated I think our contract may have a 30-day clause.

Mr. Eckert stated I was going to say in an abundance of caution, the other motion I'd be asking you to do is to terminate the contract in accordance with its provisions, but then again if

you're not having much service now with what you have and there's a couple days in there, I would defer to Jay to deal with that.

Mr. Soriano stated I say the end of the month, but I think I've said before it's a 30-day out. We're not under any written contract at the moment, but it's always been in place we've just never updated it so I'm not too concerned with that, but I would still give them the 30-days.

Mr. Horton asked are you talking about bringing both companies in?

Ms. Nelsen responded no; we're just going to let Jay select. That is the motion.

Mr. Lanier seconded the motion.

Mr. Horton asked you're going to go ahead and draw up a contract?

Mr. Soriano responded yes, if you want me to go ahead and make a decision we wouldn't need both of them to come in.

Mr. Eckert stated I thought the motion was for him to select the contractor he thought was appropriate, negotiate a contract, bring it back to the Board and you will have the final say so. If you don't like what he has done or the company, you can tell him to go back to the drawing board.

Mr. Horton asked so the Board will select the company?

Mr. Eckert responded no; Jay is going to select the one he thinks is best suited for the District's needs. He is going to bring the contract back to the Board and if you're not comfortable with it, then you're going to tell him to either get with the other company or get both of them to come in here for a presentation.

Ms. Nelsen stated but that's going to delay it a lot. The quickest way to get a new security company is to trust Jay to make the right decision for the Board. Is that what you thought you were seconding?

Mr. Lanier responded I thought Jay was going to make the selection and we were going to bring it to bear.

Mr. Eckert stated given the amount of the contract, I think it should be the Board's decision ultimately.

Mr. Soriano stated I've already talked to them and they would be ready to start. If there's concerns with whether they have enough people hired to handle enough hours I can work with them on that but they're both chomping at the bit to get here so I will work with them and we can have them in place, but you guys finalize everything.

Ms. Nelsen stated so you'll bring your recommendation and be ready to go with the contract on the 10th.

On voice vote with all in favor authorizing Mr. Soriano to identify the best qualified security company and negotiate contract terms was approved.

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor terminating the existing security services contract in accordance with the terms was approved.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There were no audience comments.

Mr. Horton stated the track sealing machine, have you got that yet?

Mr. Soriano responded I have gotten it and I haven't been updated with a date either. This was something that I thought about with Tommy, the asphalt guy. If I can coordinate him with the grader and he's giving us a better price to do all this work and make sure it works out quickly I will go ahead and get him in to do that while he's doing that expansion. The barrels of asphalt emulsion that I've already ordered are going to be used. We have that big Village Center that have two big parking lots that are getting cracks everywhere, so it's not like it's going to go to waste. If I can get it in within the next month and I can use it someplace else I will, but if he gives me a better deal to get it all done while working with someone else then I'll go ahead and get him to do that but that would be under your direction too.

Mr. Horton asked what about the pool?

Ms. Soriano responded I have been given some more written numbers, but they have not set up walk throughs and this last month I've actually disregarded them because they haven't set that up and I had to get those pools open. I did let them know my big concern with getting that salt cell setup was that I save more money if I can do this in the off-season. We're

going to save money either way, but if I had gotten this done a couple months ago we would have saved on those chemical deliveries. At this point now it's not a hurry to get it done but I'm still looking at. They have given me everything I need to look at pricing so now it would be coordinating if we want to spend that \$20,000. I'm looking at going ahead and purchasing the controllers that are under my amount because we've already had problems with Poolsure's controls. The day before the health department inspection we had one controller go out completely, so we had to do all manual work that night and the next morning. If we hadn't of known that we would have been closed right before Spring Break. I would like to get rid of some of that smaller equipment. We do get that as part of that contract so it kind of comes free, but it's junk. I would rather go ahead and buy our own so it's working right and it will work with the salt cell system if we decide to change it.

Mr. Horton asked you're still going to pursue getting it done?

Mr. Soriano responded yes; it just wasn't a concern this last month because I had to open the pools.

Mr. Horton asked if he comes in while the pool is open will you have to close the pool for a while?

Mr. Soriano responded no; it still operates. At the most it would be a few hours to cut out piping and install the salt cells themselves. If the controllers are already in place that makes it much quicker because I don't have to mount or add any of those so some of those smaller items that will be used with that system, we can actually use with what we have right now. I'll go ahead and buy that, but those are smaller amounts.

Mr. Horton asked what about the woodchipper?

Mr. Soriano responded I just put the order in last month so I haven't gotten a date for that yet.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is May 10, 2021 at 4:00 p.m. at this location.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman